

	Provision	Section in Franchise Agreement	Summary
			competing business within 50 miles of your former Grand Welcome Territory or any other Grand Welcome office location; do any act that could damage the goodwill of the Marks or System, or disrupt or jeopardize our business or that of our franchisees.
S.	Modification of the agreement	Sections 9.4, 14.6, 19.1.4 and 21.12	No oral modifications generally, but we may change the Operations Manual and System standards at any time. You may be required to implement these changes at your own costs. We have the right to modify our Marks at any time upon written notice to you.
T.	Integration/merger clause	Section 21.12	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law.) Any representations or promises outside of the disclosure document and Franchise Agreement may not be enforceable. Notwithstanding the foregoing, nothing in any Franchise Agreement is intended to disclaim the express representations made in this Franchise Disclosure Document.
u.	Dispute resolution by arbitration or mediation	Sections 20.1, 20.2, 20.3	At our option, claims that are not resolved internally may be submitted to non-binding mediation at our headquarters, subject to state law. Claims not resolved by non-binding mediation shall be resolved through arbitration.
v.	Choice of forum	Section 20.5	Litigation takes place in Nevada, subject to applicable state law.
w.	Choice of law	Section 20.5	Nevada law applies, subject to applicable state law.

ITEM 18: PUBLIC FIGURES

We do not currently use any public figures to promote our franchise.

ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a

franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

This Item contains a historic financial performance representation of our existing affiliate-owned territories in 2024. As of December 31, 2024, we had 62 total franchised territories in operation and 2 corporate territories in operation. 8 franchised territories were excluded as they did not operate for a full year and 7 franchised territories were excluded as they were combined with other outlets.

The following table¹ shows Key Performance Indicators (KPI's), Net Revenues and Total Charges information for our 47 franchised territories, which continuously operated during the entire 2024 calendar year. The Franchises territories are grouped based on Total Charges.

Franchisee	Average Daily Rate High/Median/Low	Occupancy \$ High/Median/Low	Properties High/Median/Low
Upper Tier (16)	\$484 / \$252 / \$112	66% / 39% / 31%	309 / 73 / 35
Middle Tier (16)	\$462 / \$208 / \$137	48% / 32% / 23%	39 / 25 / 9
Developing Tier (15)	\$375 / \$184 / \$107	47% / 37% / 19%	14 / 6 / 1

Franchisee	Total Charges High/Median/Low	Net Revenue High/Median/Low
Upper Tier (16)	\$8,420,274 / \$2,320,394 / \$1,293,735	\$2,990,257 / \$773,786 / \$310,654
Middle Tier (16)	\$1,134,076 / \$668,968 / \$383,573	\$321,589 / \$219,811 / \$118,586
Developing Tier (15)	\$366,688 / \$236,266 / \$11,265	\$123,551 / \$78,721 / \$3,841

The following table¹ shows Key Performance Indicators (KPI's), Total Charges and Costs information for our Operating Affiliates' 2 territories, which continuously operated during the entire 2024 calendar year. Our affiliate's operation in Hawaii and Tahoe each consist of 2 territories; however, financial information is provided to us in a single, consolidated report.

Locations	Average Daily Rate	Occupancy %	Property Listings	Total Charges ¹	Net Revenue ²
Hawaii ³	\$ 265	56%	95	\$ 9,174,979.00	\$ 2,429,868.00
Tahoe ³	\$ 294	42%	168	\$ 10,012,399.00	\$ 1,814,136.00

¹ "Total Charges" is defined as all rental income received from guest stays and other guest payments, including cleaning fee, damage waiver, reservation fees, sundry other fees, and taxes.

² "Net Revenue" is defined as Gross Revenue less the following amounts: (i) OTA commissions and other charges, (ii) merchant and/or credit card payment processing fees, (iii) the Guest Targeted Marketing Fee, and (iv) the Unit Owner's share of Gross Revenue.

"Gross Revenue" means (1) Guest payments for Unit rentals (less any chargebacks), including all revenue received or receivable from Guests, whether directly or indirectly through OTA websites, including daily rental and all charges associated with the reservation ("Rental Payments") plus (2) all charges Franchisee imposes on Guests to arrange for, or to provide, optional services

and items plus (3) any other revenues and income from any source derived or received by Franchisee from, through, by or on account of the operation of the Franchised Business or made pursuant to the rights granted hereunder, including but not limited to, any and all other revenues received using Franchisor's trademarks, methods, operations and/or trade secrets whether received in cash, in services, in kind, from barter and/or exchange, on credit (whether or not payment is actually received) or otherwise, plus (4) favorably resolved chargebacks, plus (5) all proceeds from any business interruption insurance less (6) transient occupancy taxes, sales taxes and other taxes separately stated that Franchisee pays on behalf of Unit Owners or Guests to taxing authorities.

³ Our affiliate-owned Grand Welcome® outlets operate in substantially the same manner as franchise outlets; however, our Operating Affiliates are not subject to the same fees that a franchisee will experience. Our affiliate outlets operate without territorial restrictions. Item 6 of this disclosure document outlines the fees to which a franchisee will be subject. Specifically, a franchisee who achieved the same sales results that our Operating Affiliates achieved would incur Local Marketing Fees, Brand Fund Contributions, Technology Fees, and Royalty Fees, as reflected in the above table.

Written substantiation of the data used in preparing these figures will be made available to you upon reasonable request. The information presented above has not been audited.

Some outlets have earned this amount. Your individual results may differ. There is no assurance that you'll earn as much.

Other than the preceding financial performance representations, we do not make any representations about a franchisee's future financial performance or the past financial performance of company-owned or franchised outlets. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting Patrick Stewart, Grand Welcome Franchising, LLC, 923 Incline Way #3, Incline Village, Nevada 89451, 888-870-0102, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20: OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
System-wide Outlet Summary
For Years 2022 to 2024

Column 1 Outlet Type	Column 2 Year	Column 3 Outlets at the Start of the Year	Column 4 Outlets at the End of the Year	Column 5 Net Change
Franchised	2022	6	26	+20
	2023	26	64	+38
	2024	64	62	-2
Company – Owned*	2022	5	5	0
	2023	5	6	+1
	2024	6	2	-4
Total Outlets	2022	11	31	+20
	2023	31	70	+39
	2024	70	64	-6